



Agenda Item Number: \_\_\_\_\_

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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**Meeting Date:** August 24, 2010

**Department:** Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

**TITLE:** CONSENT: (Special Use Permit for a Cemetery) (CSU-20100016)

### COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

### SUMMARY:

At the June 2, 2010 public hearing, the County Planning Commission voted ( 6-0; Atencio excused) to recommend approval of a Special Use Permit for a Cemetery on Lot A3, San Jose Tract, and the cemetery tract located west of Lot A3, located at 2957 Arenal Road SW, zoned A-1, and containing approximately 17.9 acres. The decision was based on the following five (5) Findings and subject to the following fourteen (14) Conditions.

#### Findings:

1. This is a request for a Special Use Permit for a Cemetery on Lot A3, San Jose Tract, and the cemetery tract located west of Lot A3, located at 2957 Arenal Road SW, zoned A-1, and containing approximately 17.9 acres.
2. The property is located in the Developing Urban Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan and in Residential Area Five (5) of the Southwest Area Plan.
3. The proposed zoning is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the immediate area of the site away from agricultural/residential uses towards non-residential (mixed commercial) uses.
4. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community and promotes the goals in Policy 40 and 41 of the Southwest Area Plan.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

#### Conditions:

1. Applicant shall secure a placement permit for the manufactured home which is located on the north east corner of the site.

2. Any signs provided in connection with the Special Use Permit shall meet the requirements of the C-1 zone and shall be shown on a revised site plan, including elevation drawings.
3. The applicant shall demonstrate adequate licensure from the New Mexico Board of Thanatopractice to perform the activities associated with the operation of a cemetery, columbarium and crematory as established by NMAC 16.64.1-12.
4. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that fugitive light does not cross to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height as measured from existing grade. Lighting fixtures mounted on any buildings or structures shall not exceed twelve (12) feet in height as measured from existing grade.
5. The applicant shall submit a final grading and drainage plan to the Public Works Division within 90 days of final Board of County Commissioners approval.
6. The applicant shall meet the requirements of the Bernalillo County Fire Department, including proper provisions for the access of fire-fighting apparatus and sufficient availability of water supply for fire protection.
7. Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the site.
8. All structures requiring water and sewer utilities must be properly connected to ABCWUA services.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. The Special Use Permit shall be issued for the life of the use.
11. Two revised site development plans consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of final Board of County Commission approval. The revised plan shall include: (1) elevation drawings of all buildings and structures proposed for the site; and (2) add "cremain burial plots – 1,550" on the area outline north of the open pavilion.
12. Unless otherwise noted, the foregoing Conditions of Approval shall become effective immediately upon final approval by the Board of County Commissioners and shall be strictly complied with upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.
13. The standard zoning requirement for a six-foot landscaping buffer adjacent to residential development shall be waived.
14. The standard zoning requirement for a six-foot wall along the east property line shall be waived until such time as the parcel east of the subject site is developed for residential uses.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (June 4, 2010).
2. County Planning Commission Information Packet.

3. Site Plan (Commissioners Only).

## **STAFF ANALYSIS SUMMARY**

### **ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval